

City of Alexandria, Virginia

MEMORANDUM

DATE: MARCH 14, 2004

TO: THE HONORABLE MAYOR AND MEMBERS OF CITY COUNCIL

FROM: PHILIP SUNDERLAND, CITY MANAGER ^{PS}

SUBJECT: CONSIDERATION OF AUTHORIZATION OF RECOMMENDED CAPITAL PROJECT ALLOCATIONS AND PLANNED EXPENDITURES

ISSUE: City Council authorization of the recommended capital project allocations and planned expenditures.

RECOMMENDATION: That City Council authorize the capital project allocations and planned expenditures for the capital projects as detailed in the Capital Improvement Expenditure Summary (Attachment 1)

DISCUSSION: This docket item provides a summary of Capital Improvement Program planned expenditures (Attachment 1). It includes projects reflected in the City's Fiscal Year 2004 Capital Budget, approved by City Council on April 29, 2003 or approved in capital budgets prior to FY 2004 with a CIP budget document page reference in Attachment 1. A project title listing appears below and a detailed summary appears in the Attachment.

Allocations are recommended for the following project:

Schools

Minnie Howard Ninth Grade Center	\$ 5,012,222
Maury Elementary School	1,900,000
Mount Vernon Elementary School	700,000

Public Buildings

Police Interim Space	\$ 519,000
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Renovation of Existing City Facilities

Americans With Disabilities (ADA) Accessibility	\$ 75,000
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Sewers

Storm Sewer Reconstructions and Extensions (Channel Restoration)	\$	250,000
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ATTACHMENT: Capital Improvement Program Planned Expenditures

STAFF:

Mark Jinks, Assistant City Manager

Alfred Coleman, Budget/Management Analyst, Office of Management and Budget

CAPITAL IMPROVEMENT PROGRAM PLANNED EXPENDITURES
January 31, 2004 Report, Docketed February 24, 2004

ATTACHMENT 1

This attachment provides summary information on capital improvement program projects for which work will be initiated and expenditures incurred during the upcoming months. Funding for all of the projects discussed below is included in the City's Approved FY 2004 Capital Improvement Program (CIP) budget or in prior year capital budgets.

Project Number Index Code/ Sub-object	Project Title	Approved Funding Available	Planned Expenditure Amount	Budget Document Page Reference
Project 001-204 Account No. 200645 Sub-object 2121	Schools (Minnie Howard Ninth Grade Center)	\$5,012,222	\$5,012,222	Page 42 of the City's Approved 2004 CIP Budget Document

This allocation will provide funding to proceed with the bidding and awarding of the construction phase of the renovation and addition project at Minnie Howard Ninth Grade Center. This renewal project will consist of 48,000 square feet of new construction, which includes a new two-story addition on the west end of the facility, enlargement of the media center, a new administration and guidance area, gymnasium expansion, locker rooms, exercise and weight room and expansion of the cafeteria by adding a multi-functional common area. This project will also encompass replacement of heating, ventilation and air conditioning (HVAC) systems, new electrical and plumbing systems, and replacement of approximately 100,000 square feet of existing roof systems. This allocation represents the first year of three years of funding for this project. Bidding for this project, as well as establishing modular buildings for temporary use and awarding the construction contract is scheduled for Spring 2004. (Fund Source: Bond Proceeds - FY 2004 Funds)

Project Number Index Code/ Sub-object	Project Title	Approved Funding Available	Planned Expenditure Amount	Budget Document Page Reference
Project 001-201 Account No. 200550 Sub-object 2121	Schools (Maury Elementary School)	\$1,900,000	\$1,900,000	Page 42 of the City's Approved 2004 CIP Budget Document

This allocation will provide funding to bid and award a phased construction project for renovations and additions to Maury Elementary School. This project includes the expansion and

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renovation of the library/media center and construction of additional classrooms to replace the trailer currently on site and the classrooms lost due to the library/media center expansion. This project will also reconfigure the main administrative office to improve the security within the building. Bidding for this construction project is scheduled for Spring 2004, with construction to begin in Summer 2004. (Fund Source: Bond Proceeds - FY 2004 Funds)

Project Number Index Code/ Sub-object	Project Title	Approved Funding Available	Planned Expenditure Amount	Budget Document Page Reference
Project 001-165 Account No. 200238 Sub-object 2121	Schools (Mount Vernon Elementary School)	\$700,000	\$700,000	Page 42 of the City's Approved 2004 CIP Budget Document

This allocation will provide funding for the installation of an elevator and Americans With Disabilities (ADA) renovations at Mount Vernon Elementary School. This project will also include the landscaping of the playground and asphalt play areas on the Uhler Avenue side of the building and the rebuilding of the existing retaining walls that are deteriorating and need to be reconstructed. Bidding for this project is scheduled for Spring 2004 with construction to begin in Summer 2004. (Fund Source: Bond Proceeds - FY 2004 Funds)

Project Number Index Code/ Sub-object	Project Title	Approved Funding Available	Planned Expenditure Amount	Budget Document Page Reference
Project 005-344 Account No. 221099 Sub-object 2121	Renovation of Existing City Facilities (Police Interim Space)	\$519,000	\$519,000	Page 109 of the City's Approved 2004 CIP Budget Document

This allocation will provide the balance of funding required for the build-out, security, furniture, fixtures and equipment and information technology required for the interim leased space to be occupied by several divisions of the Police Department. The occupants of the Public Safety Building (PSB), particularly the Police Department, are experiencing overcrowded working conditions and space shortfalls. In order to relieve this problem and to

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work on the design for the correction of the first floor slab problem at the PSB, several divisions or functions of the Police Department will temporarily move out of the PSB in FY 2004 and into approximately 48,000 square feet of leased office space and 8,000 square feet of warehouse space including approximately 130 parking spaces at locations on Eisenhower Avenue. A total of \$1.1 million has been included in the Police Department's FY 2004 operating budget to fund first year lease costs for this space. Build-out is scheduled to began in July 2003 with full build-out and occupancy by Summer 2004. (Fund Source: Bond Proceeds - FY 2004 Funds)

Project Number Index Code/ Sub-object	Project Title	Approved Funding Available	Planned Expenditure Amount	Budget Document Page Reference
Project 005-020 Account No. 220947 Sub-object 2121	Renovation of Existing City Facilities (ADA Accessibility Program)	\$75,000	\$75,000	Page 106 of the City's Approved 2004 CIP Budget Document

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This allocation will provide funding for planned accessibility improvements at City facilities consistent with federal Americans with Disabilities Act (ADA) requirements. This allocation will provide for the installation of an ADA compliant ramp at the St. Martin's Church, which is used as a City polling place (\$14,600); automatic door openers on the doors to the restrooms at the Charles E. Beatley, Jr. Central Library (\$15,000); the replacement of panic bar latches with lever locks on the stairwell doors at City Hall (\$36,000); and the installation of automatic door openers on the doors of two rooms at City Hall (\$9,400). Construction of the St. Martin's ADA ramp will be completed prior to the presidential election in November 2004. The other improvements will be undertaken over the balance of FY 2004. (Funding Source: Cash Capital - FY 2004 Funds)

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Project Number Index Code/ Sub-object	Project Title	Approved Funding Available	Planned Expenditure Amount	Budget Document Page Reference
Project 012-503 Account No. 250090 Sub-object 2121	Sewers (Storm Sewer Reconstructions And Extensions - Channel Restoration)	\$250,000	\$250,000	Page 171 of the City's Approved 2004 CIP Budget Document

This allocation will provide funding to perform maintenance on the Holmes Run Floodway. This maintenance will include the removal of sediment (large sand/gravel bars) and thinning vegetation in the actual stream/floodway and along the banks. This maintenance allows the floodway/stream to carry the volume of water that it was designed for and reduce the risk of flooding. The majority of the cost is for disposal of the material. Staff is currently evaluating options for reuse of some of the material which will reduce the overall disposal cost. This allocation will also provide for the mitigation of environmental impacts of the project through the planting of additional trees and landscaping in the areas that have been cleared or for removal. The majority of the work will be complete in less than a month depending on the weather. Mitigation and restoration will be done in Spring 2004, contingent on the weather. (Funding Source: Cash Capital - FY 2004 Funds)

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